

## Commonwealth of Massachusetts

Executive Office of Environmental  
Affairs ■ MEPA Office**ENF** Environmental  
Notification FormFor Office Use Only  
Executive Office of Environmental AffairsEOEA No.: 13458  
MEPA Analyst: Briony Angus  
Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Village on the Common		
Street: Robinson Road and Farmstead Way		
Municipality: Littleton	Watershed: Merrimack	
Universal Transverse Mercator Coordinates:	Latitude: 42° 32' 40.36"N Longitude: 71° 21' 36.56" W	
Estimated commencement date: 06/2005	Estimated completion date: 09/2007	
Approximate cost: \$26,000,000	Status of project design: 65 %complete	
Proponent: GFI Partnership		
Street: 133 Pearl Street		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Bruce D. Ringwall		
Firm/Agency: Goldsmith, Prest and Ringwall, Inc	Street: 39 Main Street, Suite 301	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: 978.772.1590	Fax: 978.772.1591	E-mail: bringwall@gpr-inc.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
☐ Yes ☒ No

Has this project been filed with MEPA before?  
☐ Yes (EOEA No. \_\_\_\_\_) ☒ No

Has any project on this site been filed with MEPA before?  
☐ Yes (EOEA No. \_\_\_\_\_) ☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:  
 a Single EIR? (see 301 CMR 11.06(8)) ☐ Yes ☒ No  
 a Special Review Procedure? (see 301 CMR 11.09) ☐ Yes ☒ No  
 a Waiver of mandatory EIR? (see 301 CMR 11.11) ☐ Yes ☒ No  
 a Phase I Waiver? (see 301 CMR 11.11) ☐ Yes ☒ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
☒ Yes (Specify: DEP, Littleton B.O.H., ZBA & Con. Com.) ☐ No

List Local or Federal Permits and Approvals: Order Of Conditions - Conservation Commission

40B LIP - Littleton ZBA

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval  <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>Groundwater Discharge permit</u>       
Total site acreage	37.4± AC			
New acres of land altered		18.9±		
Acres of impervious area	0	+6.81±	6.81±	
Square feet of new bordering vegetated wetlands alteration		3,650±		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	0	128,144±	128,144±	
Number of housing units	0	92	92	
Maximum height (in feet)	0	35±	35±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	524±	524±	
Parking spaces	0	275±	275±	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	13,728±	13,728±	
GPD water withdrawal	0	13,728±	13,728±	
GPD wastewater generation/ treatment	0	24,000±	24,000±	
Length of water/sewer mains (in miles)	0	+0.55±/+0.55±	0.55±/0.55±	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify \_\_\_\_\_) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify \_\_\_\_\_) ☒ No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify: \_\_\_\_\_) ☒ No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify \_\_\_\_\_) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify \_\_\_\_\_) ☒ No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify: ) ☒ No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.) See Attached Project Description

## **LAND SECTION – all proponents must fill out this section**

### **I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
X Yes    No; if yes, specify each threshold: Creation of five or more acres of impervious area.

### **II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of buildings	<u>0</u>	<u>+2.94±</u>	<u>2.94±</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>+3.87±</u>	<u>3.87±</u>
Other altered areas (describe)	<u>--</u>	<u>--</u>	<u>--</u>
Undeveloped areas	<u>37.4±</u>	<u>- 6.81±</u>	<u>30.59±</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
   Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
X Yes    No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan: Logged according to forestry plan as part of the Chapter 61A, approximately every 15 years

## **Project Description:** cont. from page 3

The Village on the Common is a residential development of ninety-two townhouse condominiums and a community center including twenty-three affordable units. The units are designed in two- and three-family townhouse structures located on thirty-seven plus acres southeast of Littleton Common, east of Great Road (Rt. 119 and Rt. 2A) off the end of Robinson Road and south of King Street (Rt. 110) off Farmstead Way.

The units will be designed in clusters, with each unit abutting common open areas. This layout provides approximately twenty-three acres of Open Space and a density of two and a half units per acre.

The open space will include such amenities as a playground, passive recreation areas for picnics, walks and biking. The trail system will traverse the perimeter, on site common areas and connectors to adjacent properties leading to the Town Common and shops. The trails and bicycle paths aid in providing alternative circulation to the town center and shops.

The site will be serviced by Littleton Electric Light and Water District (LELWD) and an on site wastewater treatment plant. Stormwater management will incorporate best management practices (BMPs) to aid in the protection of groundwater and adjacent wetlands.

The site is located between land area designated as Proposed Open Space and areas to be retained as Neighborhood Character on the Land Use Concept attachment of the Littleton Master Plan. The site is labeled as Mixed Use and the proposed development will provide a good transition between the two uses. Littleton recognizes the need for diverse housing to attract young families as well as new housing alternatives for the older residents including home sizes, costs of units and low maintenance. The Master Plan and this development propose moderate income housing for young people, older people and town employees desiring to live in Littleton.

The layout of the site, the location and the adjacent uses contribute to the smart growth concepts. The site is close to Interstate 495, routes 2A, 119 and 110, within walking distance to shops and services and provides additional alternative housing needs. The on site wastewater treatment facility and Stormwater BMPs enable more of the site to remain available as open space.